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**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

**TOWN/VILLAGE OF:**

New Windsor

**P/B APP. NO.** 100-3

**WORK SESSION DATE:**

18 June 2008

**PROJECT:** NEW OLD

**REAPPEARANCE AT W/S REQUESTED:**

No

**RESUB. REQ'D:**

Full App

**PROJECT NAME:**

Joel Driving School

**REPRESENTATIVES PRESENT:**

DeBucco; Lucy Mercado

**MUNICIPAL REPS PRESENT:**

BLDG INSP. \_\_\_\_\_

PB ATTY. \_\_\_\_\_

MHE RE (MJE) (Other) \_\_\_\_\_

FIRE INSP. \_\_\_\_\_

PLANNER \_\_\_\_\_

P/B CHMN \_\_\_\_\_

OTHER \_\_\_\_\_

**ITEMS DISCUSSED:**

NA 32

Disc Sp see attached  
notes of email

**STND CHECKLIST:**

**PROJECT TYPE**

DRAINAGE \_\_\_\_\_

SITE PLAN

DUMPSTER \_\_\_\_\_

SPEC PERMIT

SCREENING \_\_\_\_\_

L L CHG.

LIGHTING \_\_\_\_\_

(Streetlights)

SUBDIVISION

LANDSCAPING \_\_\_\_\_

OTHER

BLACKTOP \_\_\_\_\_

ROADWAYS \_\_\_\_\_

APPROVAL BOX \_\_\_\_\_

**PROJECT STATUS:**

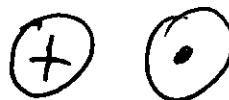
ZBA Referral: \_\_\_\_\_ Y \_\_\_\_\_ N

Ready For Meeting \_\_\_\_\_ Y \_\_\_\_\_ N

Recommended Mtg Date \_\_\_\_\_

**Myra Mason**

**From:** Mark Edsall [mje@mhepc.com]  
**Sent:** Friday, June 06, 2008 9:17 AM  
**To:** Myra Mason  
**Subject:** FW: Driving School Plan



*She just called here again. I was told she called here 4 or 5 times yesterday. I sicked her on you. I am sure you will get even*

**From:** Mark Edsall  
**Sent:** Friday, June 06, 2008 9:05 AM  
**To:** NWPB - Myra Mason (mmason@town.new-windsor.ny.us)  
**Subject:** Driving School Plan

Myra,

As per your request I have reviewed the plan you forwarded. Please provide the comments below to the Mercados and/or Mr Bucco. They should endeavor to prepare a complete plan and return to the worksession.

Mark

\*\*\*\*\*

*Wall fence.*

I reviewed the plan submitted for the subject matter. I did so in light of the confusion with respect to the worksession appointment for which we had no record. Please note the following comments on the plan:

- The clarity of the drafting and/or the print copy should be improved. ✓
- The location plan is illegible ✓
- Plan should be identified as "Proposed Site Plan". Indicate Project Name. *bottom line*
- (C) The plan should depict the C – R4 zone line
  - The source of the survey information must be referenced (professional land surveyor, date of survey, etc.) *will return* ✓
  - ✓ Complete and correct bulk table (minimum lot area missing, indicate street frontage (n/a), max. building height missing, FAR missing, correct "lot coverage" to "developmental coverage".
  - ✓ All building setback dimensions should be depicted on the plan and corresponding value indicated in table.
  - No site topography or grade information provided. *\*drainage to front need*
  - Graphic scale does not match indicated scale. *Elev 1 + c/b's*

- Site development details missing.
- Use of proposed garage should be indicated. Height of garage should be indicated to determine if the same qualifies as an accessory structure.
- Method of waste disposal storage not identified. *reloc trash bin end.*
- Based on the size dimension indicated and the location on the plan, it projects out into the right-of-way. ✓
- Soil Erosion Plan will be required. ✓
- Lighting Plan will be required. ✓
- Landscaping Plan will be required. ✓

The above is the result of a cursory review of the submitted plan and is not intended to be a complete review, which will be made upon receipt of a complete application to the Planning Board. The applicant is advised to obtain the submittal checklist and review the code submittal requirements so as to gather further guidance on the submittal of a complete site plan.

*Mark J. Edsall, P.E.*  
Principal

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# BULK REQUIREMENTS

<u>Area</u>	<u>Minimum</u>	<u>Provided</u>
Zone: C-R4		
Use Group A-2 / A-3		
Front Yard	60'-0"	61'-0" +/-
Lot Width	200'-0"	75'-0" *1
Rear Yard	30'-0"	180'-0" +/-
Side Yard (1)	30'-0" (1) 70'-0" total	<del>30'-0" (1)</del> *1 <del>57'-0" total</del> *2
Required Street Footage	N/A	75'-0"
Minimum Lot Size	40,000	15,000 existing *
Developmental Coverage	85%	<u>7.36%</u> FX
Building (Existing)		1097 SF
Building (Addition)		541 SF
Total Building		2038 SF
<del>Accessary Building</del>		<u>400 SF</u>
Accessary Building (garage)	Building Height: 12 inches per foot of distance to the nearest lot line	<del>12'-0"</del> Building Height 12'-0" ✓
Parking required	1 per 150 office 13.58 req'd ✓	16 total Including Garage
Building Height	12 inches per foot of distance to the nearest lot line = 11.5 ft	<del>12'-0"</del> *1
F.A.R	0.5	0.162

\*1 pre-existing non-conforming.  
\*2 non-conforming - increased non-existing condition

10' setback  
15' max ht.

## PROPOSED SITE PLAN

Project Name: LOU'S AUTO DRIVING SCHOOL

Applicant: Luis Mercado and Luz Mercado  
297 Windsor Highway  
New Windsor, New York 12553

Owner of Property: Luis Mercado and Luz Mercado  
297 Windsor Highway  
New Windsor, New York 12553